



**Commercial Street
Tredegar
Blaenau Gwent
NP22 3DJ**

Offers in Excess of £142,000

bettermove

Commercial Street Tredegar

Bettermove are proud to present this mixed use commercial and residential investment property in Tredegar. This is a fantastic opportunity to acquire two shops and a spacious first floor flat.

All units are currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The apartment benefits from double glazing, gas central heating throughout and has parking available to the rear of the property. The council tax band is A.

The interior of this flat comprises a spacious living room, fitted kitchen, bathroom and 3 bedrooms. The ground floor consists of 2 commercial units. The exterior boasts a private rear yard area.

Located in the popular town of Tredegar, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A465 and many local bus routes.

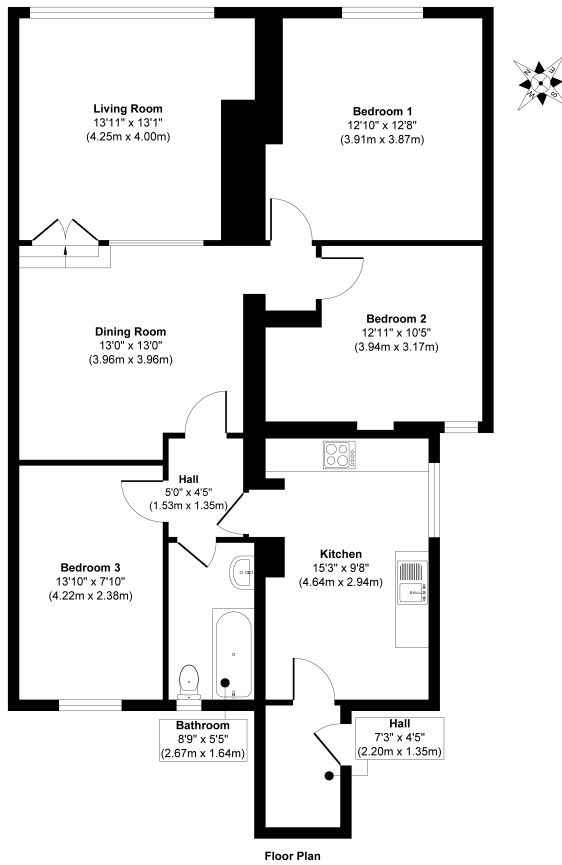
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 1084 sq. ft / 100.78 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk